

Station Road, North Broomhill, Morpeth, Northumberland

Offers Over £125,000



Full Description

A family friendly home which has been extended to offer spacious light and bright living. Elizabeth Humphreys Homes are proud to welcome to the market this fabulous 3 bedroomed property located in the Northumberland village of North Broomhill. The property benefits from a green and leafy outlook to the front, a generously proportioned rear garden, uPVC windows and doors, gas central and all the other usual mains connections, this property offers excellent living spaces and a welcoming and inviting atmosphere appealing to a family or those looking to downsize or relocate to a quiet area close to the stunning Northumberland coastline.

North Broomhill is a peaceful village in the heart of Northumberland with a lovely sense of community. Only a few miles away is the stunning Druridge Bay Country Park with its seven-mile stretch of sandy beaches and a series of smaller nature reserves, home to resident rare birds. It's the perfect place to ride, cycle, paddle or surf and you can even launch your own boat on the park's lake. The village offers a First School, a range of shops and good transport links south to Morpeth and Newcastle and north to Alnwick and Berwick. A short drive away is the vibrant harbour town of Amble, where you will find plenty of shops, pubs, restaurants and other amenities. A short walk away is Hadston which offers a variety of

conveniences including a pharmacy, a chip shop and a Co-op supermarket within its shopping centre.

Entry is via the front door which opens into a spacious light and bright kitchen-diner appealing to modern living. There is plenty of space to sit and dine before a window, with privacy glass, allowing a good amount of natural light. Further light is by way of spotlights within the wooden clad ceiling. The kitchen offers a good number of wall and base units with a wood door complemented by cream and café-latte coloured mosaic splash back tiling and a dark grey laminate work surface. There is a four-burner gas hob below a chimney style extractor fan, an electric BOSCH oven and a single bowl stainless steel sink with a mixer tap behind. There is space for an American style fridge freezer, space and plumbing for a washing machine and the Worcester boiler is housed in a cupboard for ease of access. The space has been finished with stone tile effect laminate type flooring which creates a sleek and stylish look. Loft access is also available from the kitchen which is beneficial.

A wood and glass door leads into the living room which features French doors opening to a conservatory to the rear of the property. The fireplace, with a slate hearth and a wood surround with a mirrored insert, houses a wood burner which forms an attractive focal point. Two wooden doors, with attractive latches, provide access to useful storage, the second of which is beneath the stairs which is a beneficial use of the space. The living room is finished with laminate wood flooring which continues, albeit in a different style, to the conservatory creating a practical and stylish look. With its many windows, with vertical blinds, and a polycarbonate roof, the conservatory is a superb additional living space and the perfect place in which to relax with a cup of coffee whilst enjoying the garden views. A window, looking back into the hallway, is an attractive feature in addition to illuminating the space where the stairs lead to the first floor. The electrical consumer unit and central heating thermostat are housed at the foot of the stairs for ease of access.

The landing opens out to three bedrooms and the family bathroom. All the bedrooms are carpeted creating comfort as you move throughout whilst the bathroom is practically finished with pale grey wood effect laminate flooring. Loft access is available from the landing.

The primary bedroom is a spacious light and bright double bedroom with a window taking advantage of the green and leafy views and a coombed ceiling adds charm and character. Neutrally decorated and with a lovely feature wall, this room offers plenty of storage options and a good number of beneficial wall sockets.

Bedroom 2 is a double room which overlooks the rear of the property capturing views over the open fields beyond the garden: another light, bright and restful room.

Bedroom 3 is a single room which has been superbly created to benefit from access from the landing but also secondary access from bedroom 2. Innovative lighting has been incorporated by way of a light tube which allows natural light to enter. This room could be utilised as a walk in dressing room or home office if you so wished.

The family bathroom comprises a double sized shower cubicle with a waterfall shower head and a separate shower head within behind a pivot door, a vanity unit with a hand wash basin on top, an extractor fan and a concealed cistern toilet with a push button behind. A chrome heated towel rail ensures added comfort. Two toned grey tile effect wet walling completes the look and the space is illuminated by natural light entering via a window with privacy glass with further lighting by way of spotlights within the low maintenance ceiling.

Externally, to the front there is a useful paved area which leads to the front door and provides a convenient place to house wheeled waste containers. Over the lane from the home is a second garden mainly laid to lawn there is off street parking here also. The rear garden is spacious and, with a patio incorporating a barbecue area, is an ideal space in which to entertain family and friends. The well stocked borders and central fruit tree within the lawn form a pleasant view. A further gravelled area to the foot of the garden leads to a gate which provides external access.

EPC: C

Council tax Band: A £1625.70

Tenure: Freehold

Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- No chain
- Light and spacious
- Great gardens front and rear
- First floor bathroom
- Kitchen diner
- Woodburner
- Close to the coast
- Off street parking

Contact Us

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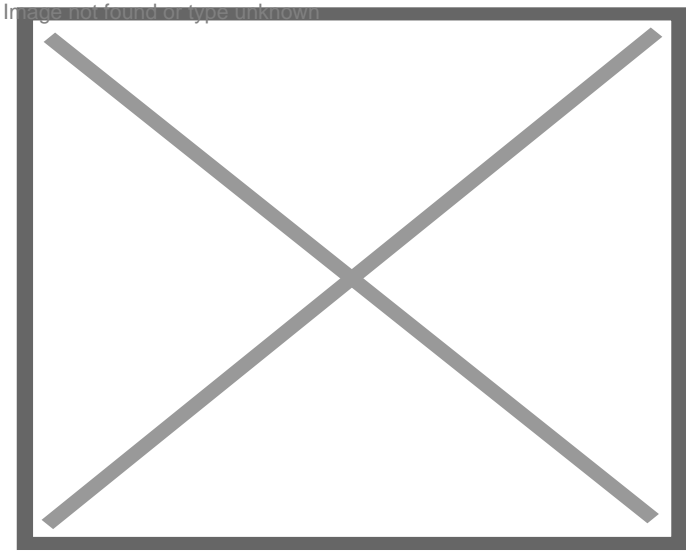


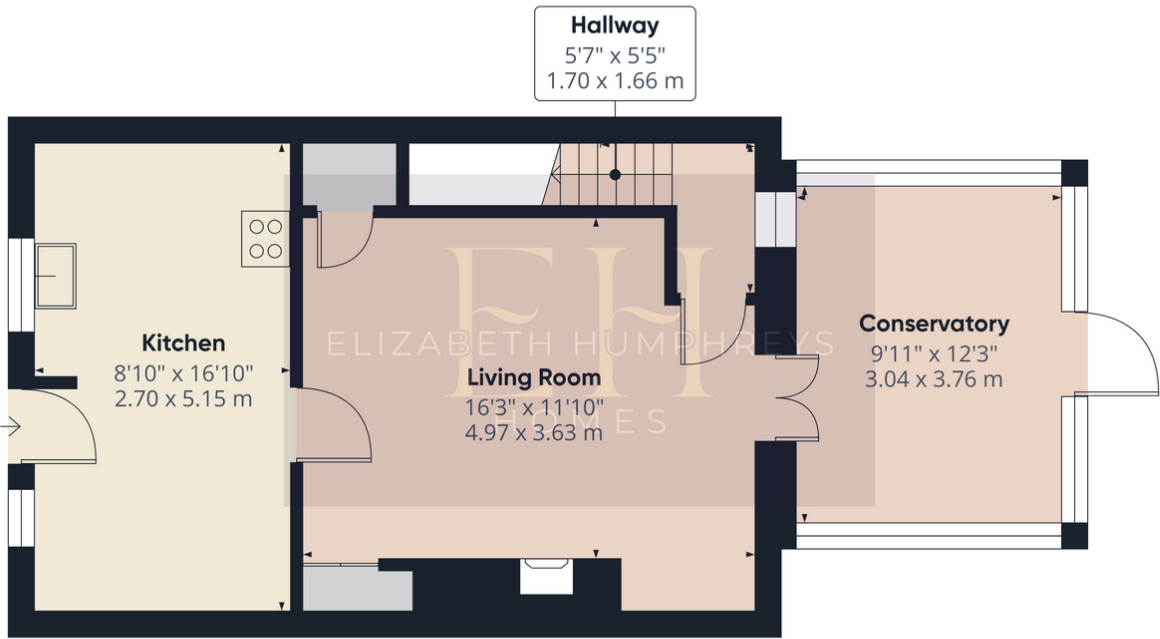












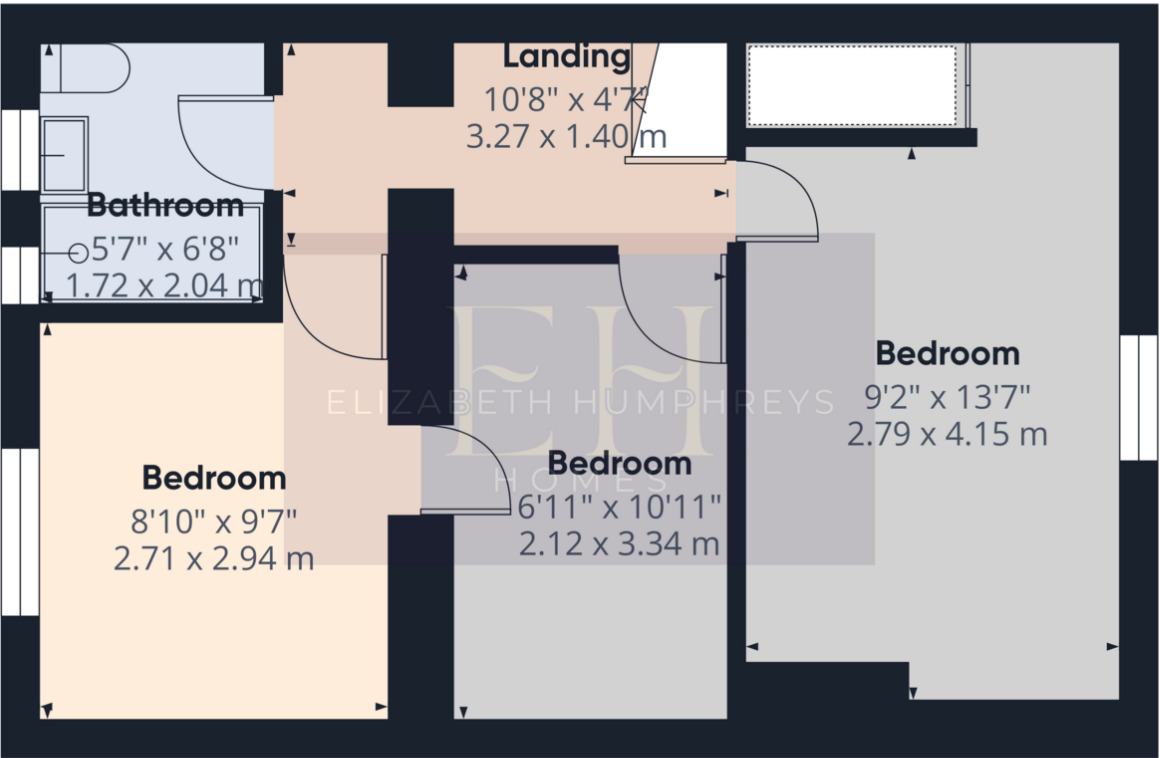
Approximate total area⁽¹⁾
539 ft²
50 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor



Approximate total area⁽¹⁾
380 ft²
35.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1